



## **Red Cliffs Ranch, Fremont County, Colorado, 276.00 Acres**

**\$325,000**

- Agriculture, Big Game, Equestrian, Off-Road, Wildlife Viewing

Your opportunity to own a prime Colorado ranch property that is reminiscent of a bygone western era. Historically, the property has been used for family cattle ranching, however, the land sets up well for a small horse ranch, hobby ranch, recreation or retirement. There are many nice building sites to choose from as the land is a combination of rolling hills, meadows, canyons, cliffs and dry creek beds. The land has perimeter fencing on most sides, and a portion of the fencing is new. The property has no covenants or HOA, so many uses are possible including camping, hiking, hunting, shooting, ATV use, or horseback riding. The land fronts along Beaver Creek Road and is minutes away from the Beaver Creek State Wildlife Area which offers big game and turkey hunting, trout stream fishing, and miles of hiking trails. The land adjoins BLM on two sides with towering red rock cliffs and outcroppings. Tree cover is a combination of cedar, pinon, and gambel oak with lovely native grass areas throughout the property. Seasonal creek beds, arroyos, and catch ponds hold water for livestock and game. This property could easily be subdivided by a new owner if desired and the property has a recent perimeter survey.

The property is only a 20 minute drive to Canon City amenities – restaurants, shopping, movies, medical care. The area also offers exceptional recreational opportunities including world class fly-fishing or white water rafting on the Arkansas River, zip lines, bungee jumps and train rides at the Royal Gorge. Take a day trip to Florence, Colorado to enjoy antique shopping which is only 15 minutes away or into Colorado Springs or Pueblo, both under 1 hour from the property. The property is located in Game Management Unit 59 and boasts excellent hunting prospects, especially, with 1,000's of acres of adjoining BLM land.

Buyer is entitled to drill a domestic well on the property which allows for in-house use, watering of livestock and irrigation of up to 1 acre of land. There is no well on the property but successful water wells have been drilled nearby.

## Main Info

- Street Address : County Road 132
- Lot Size Acres : 276.00 Acres
- Postal / Zip Code : 81240
- Dwelling : No
- State / Province : Colorado
- County : Fremont
- Closest City : Penrose

## Taxes

Tax Year : 2019

Estimated Taxes per year are \$123.00

## Broker Info



### Jeff Switzer

**Rocky Mountain Ranch & Land**

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Jeff Switzer founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 years of experience to the real estate business and his love of the land and the outdoors extends through his business practices. He has been a licensed real estate broker in 5 states and currently holds active licenses in Colorado and Florida. He has worked in every facet of the recreational land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. He is a member of the Pikes Peak Association of Realtors, National Association of Realtors, the Realtors Land Institute, and has also earned the prestigious Accredited Land Consultant designation.

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